

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING
THE URBAN RENEWAL PLAN FOR THE ST. BOTOLPH STREET ELDERLY
HOUSING URBAN RENEWAL PROJECT

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority") to the Department of Housing and Urban Development (hereinafter called "HUD") for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Authority of an Urban Renewal Plan for the project area involved in such application (such area being defined in said Plan text) is required by the Federal Government before it will enter into a contract for loan and grant with the Authority under said Title I;

WHEREAS, there was presented to this meeting of the Authority for its consideration and approval, a copy of an Application for Loan and Grant containing the Urban Renewal Plan for the Project Area, dated November 1, 1968, which Plan is entitled "St. Botolph Street Elderly Housing Urban Renewal Plan" and consists of a title page, a table of contents of one page, 15 pages of text, and 3 maps which are attached thereto and certified by the Secretary of the Authority to be part of such plan;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "General Plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HUD effectuating that Title, provide that no person shall, on the ground of race, color, sex, religion, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Urban Renewal Plan is based upon a local survey, conforms to the comprehensive plan for the locality as a whole, and to the Workable Program for Community Improvements, and is consistent with the aforesaid local objectives of the community; and

2. The Project Area is at present a blighted, deteriorated and deteriorating area and qualifies for federal financial assistance under said Title I.

3. It is hereby found and determined:

- (a) That the project area would not by private enterprise alone and without the aid sought by the Authority from the Federal Government be made available for redevelopment; and
- (b) That the proposed land uses and building requirements in the project areas in the locality where the project area is located will afford maximum opportunity to privately financed development or redevelopment consistent with the sound needs of the locality as a whole; and
- (c) That the financial plan is sound; and
- (d) That the Project Area is a substandard, decadent or blighted open area.

4. It is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area;

5. The St. Botolph Street Elderly Housing Urban Renewal Plan is hereby in all respects approved;

6. The Secretary of the Authority is hereby authorized to reproduce the 3 maps which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the aforesaid title page, table of contents, 15 pages of text and the 3 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal Plan with the certification of the Secretary inscribed thereon, shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the St. Botolph Street Elderly Housing Urban Renewal Project; and

7. The United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the Authority with regulations of HUD effectuating Title VI of the Civil Rights Act of 1964.

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MEMORANDUM

DECEMBER 19, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: APPROVAL OF ST. BOTOLPH STREET ELDERLY HOUSING
URBAN RENEWAL PROJECT

1246
12/19

SUMMARY: This memorandum requests that the Authority approve the establishment of the St. Botolph Street Elderly Housing Urban Renewal Area.

A public meeting on the St. Botolph Street Elderly Housing Urban Renewal Project was held by the Authority on November 21, 1968, at 2:30 p.m., at 73 Tremont Street, Boston.

Strong and convincing support of the Urban Renewal Plan was recorded by leaders of Fenway and Back Bay neighborhood organizations and the director of the Boston Center for Older Americans. Prior to the public meeting, informational meetings were held with the executive committees of these neighborhood groups and the BCOA, who reacted favorably to the project.

Judging from the testimony presented at the public meeting and from knowledge of the need for low-rent housing in the Fenway and Back Bay area, it is my firm belief that the urban renewal process is the best available means for expediting the assembly of the development site for the construction of elderly public housing by the Boston Housing Authority. The principal features of the St. Botolph Street Elderly Housing Urban Renewal Project are:

1) Provisions for construction of a building up to seven (7) stories high containing between 150-175 single or double occupancy dwelling units to be developed as public housing for the elderly.

2) Location in an area where there is a high concentration of elderly persons the project will provide vitally needed housing for senior citizens at low rental rates.

3) Location between the South End Urban Renewal Project and the Fenway Urban Renewal Project will also help meet their relocation needs without adding to the relocation workload. (The site contains five (5) vacant buildings, only.)

4) Under Section 107 of the Housing Act of 1949, as amended, project expenditures for cost of land acquisition, demolition, project improvements and administration undertaken in conjunction with low-rent public housing, may be credited toward the City's share of the project costs, reducing the local one-third cash requirement.

5) By removing vacant, obsolete, and deteriorating buildings at this site, blighting influences and potentially hazardous conditions will be eliminated.

I believe that the majority of local residents and property owners feel that the Project will significantly upgrade and strengthen this part of the City. Therefore, adoption of the Plan by the Authority is strongly recommended.

It is recommended that the Authority approve the establishment of the St. Botolph Street Elderly Housing Urban Renewal Area.

An appropriate Resolution is attached.

Attachment